



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: January 26, 2010

SUBJECT: BZA Case 18026 - request for special exception relief under § 223 to construct an addition to an existing single-family row house at 1845 Ingleside Terrace, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 223, to permit a rear addition to single-family row house at 1845 Ingleside Terrace, N.W., requiring special exception relief to § 404, to allow a 1.8 foot rear yard (20 feet required). The Office of Planning notes that, although not requested, special exception relief to allow the proposed 70 percent lot occupancy is also required.

The proposed addition will also require approval by the Historic Preservation Review Board.

II. LOCATION AND SITE DESCRIPTION

Address	1845 Ingleside Terrace, N.W.
Legal Description	Square 2617, Lot 148
Ward	1
Lot Characteristics	Mid-block level rectangular shaped lot with no alley access.
Zoning	R-4 – row houses, conversions and apartments.
Existing Development	Two-story row house with rear alley access.
Historic District	Mount Pleasant
Adjacent Properties	To the south, east and west, row houses. To the north, across the public alley, Piney Branch Park.
Surrounding Neighborhood Character	The surrounding neighborhood is developed residentially.

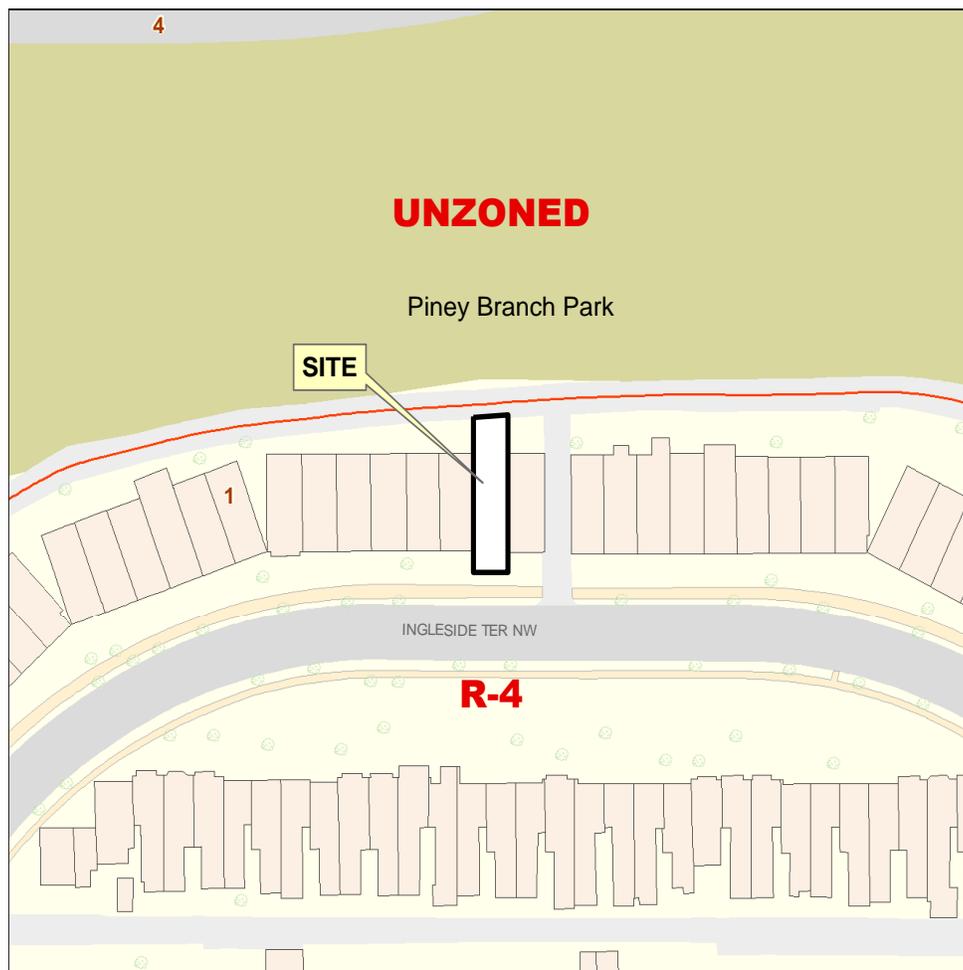
III. PROJECT DESCRIPTION IN BRIEF

Applicant	Sheila Gudiswitz
Proposal	Construction of a new egress stair, landing and terrace within the rear yard.
Relief Sought	§ 223 - Addition to a one-family dwelling



IV. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed ¹	Relief
Height (max.) § 400	40 feet	33.5feet	33.5feet	None required
Lot Width (min.) § 401	18 feet	20 feet	20 feet	None required
Lot Area (min.) § 401	1,800 SF	1,784.6 SF	1,784.6SF	None required- existing nonconforming
Floor Area Ratio § 401	None prescribed	--	--	None required
Lot Occupancy (max.) § 403	60 %, 70 % by special exception	56 %	70 %	16.7 % increase- relief required
Rear Yard (min.) § 404	20 feet	17.2 feet	1.8 feet	18.2 foot reduction- relief required
Side Yard (min.) § 405	None required	0 feet	0 feet	None required



Location Map

¹ Information provided by the applicant.

V. OP ANALYSIS

223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 *An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

A one-family row dwelling is a permitted use in this zone. The applicant is requesting special exception relief under § 223 from the requirements of § 404 (rear yard). Special exception relief to allow 70 percent lot occupancy is also needed. The Office of Planning further notes that the existing lot is nonconforming for lot area.

223.2 *The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

(a) *The light and air available to neighboring properties shall not be unduly affected;*

The proposed building addition would consist of a deck and outdoor stairway, and no enclosed spaces. The proposed deck on the north side of the dwelling would extend straight out from the rear wall, and would not block light or air as it would contain no solid walls. Therefore, this proposed rear yard should ensure that the light and air to neighboring properties would not be unduly affected.

(b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

The rear yards of the adjacent properties on either side are primarily used as parking pads, or as access to garages. The proposed deck and stairway on the subject property would be similar to the existing deck and stairway on the adjacent property to the west. Therefore, the privacy of use and enjoyment of neighboring properties should not be unduly compromised.

(c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*

The proposed building addition would not be visible from the street, but would be visible from the rear public alley and Piney Branch Park, located on the north side of the alley. The design of the deck and staircase would be residential in appearance, and similar to the existing deck on the adjacent property to the west. The subject application will also be reviewed by the Historic Preservation Office (HPO) or the Historic Preservation Review Board (HPRB), which is required because of the property's location within the Mount Pleasant Historic District. This would include a review of the character and scale of the proposed deck and stairway.

(d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The applicant submitted photographs and architectural drawings as a part of the application in support of §223.

223.3 *The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.*

The proposed lot occupancy of 70 percent is equal to the maximum 70 percent permitted by § 223 for the R-4 district.

223.4 *The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*

The Office of Planning does not recommend any special treatments, unless required by the HPRB.

223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

The approval of this application will not permit the introduction or expansion of a nonconforming use.

VI. COMMUNITY COMMENTS

ANC 1D, at its regularly scheduled meeting of December 15, 2009, voted to support the application.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

JS/sjm^{AICP}
Case Manager: Stephen J. Mordfin, AICP